

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

FAIRFAX COMMUNITY CHURCH OF GOD, SPA 01-S-038-02 Appl. under Sect(s). 3-C03 and 8-301 of the Zoning Ordinance to amend SP 01-S-038 previously approved for a place of worship and nursery school to permit site modifications, building addition, and modification to the development conditions. Located at 11451 Braddock Rd., Fairfax, 22030, on approx. 14.29 ac. of land zoned R-C, WS. Springfield District. Tax Map 67-2 ((1)) 13A. Mr. Beard moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on October 7, 2015; and

WHEREAS, the Board has made the following findings of fact:

1. The applicant is the owner of the property.
2. The lot size is 14.29 acres.
3. The zoning is R-C, WS.
4. This is a somewhat limited request as it was an addition that was shown on the original plat as future development.
5. The open space situation has not changed.
6. The applicant has read, understands, and agrees to the proposed development conditions.

AND WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 8-006 and the additional standards for this use as contained in the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the subject application is **APPROVED** with the following limitations:

1. This approval is granted to the applicant only, and is not transferable without further action of the Board, and is for the location indicated on the application, on Braddock Road (14.3 acres) and is not transferable to other land.
2. This special permit amendment is granted only for a church and related facilities as indicated on the special permit amendment plat titled "Special Permit

Amendment Plat, Fairfax Community Church," originally prepared by David H. Steigler, L.A, dated August 6, 2001, as revised by Lindsay E. Burleigh, L.A., through September 10, 2015, and approved with this application, as qualified by these development conditions.

3. A copy of this Special Permit Amendment and the Non-Residential Use Permit shall be posted in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. This Special Permit Amendment is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special permit shall be in substantial conformance with these conditions. Minor modifications to the approved special permit may be permitted pursuant to Par. 4 of Sect. 8-004 of the Zoning Ordinance.
5. The maximum seating capacity in the main sanctuary shall be 1,000.
6. A maximum of three hundred ninety-four (394) parking spaces shall be provided. All parking shall be on site within the designated parking area as shown on the special permit amendment plat.
7. Existing vegetation shall be maintained and shall be used to satisfy the Transitional Screening 1 requirement along all lot lines and shall be supplemented along the eastern and southern peripheries as shown on the special permit amendment plat to meet the transitional screening requirements. A double row of staggered evergreens, planted approximately 10 feet on center while taking into account existing trees, will be provided along the eastern boundary of the septic field to provide screening to adjacent residential properties and installed prior to building occupancy. The northern lot line shall be supplemented as needed with evergreen plantings to obtain the effectiveness of Transitional Screening 1 as determined by the Urban Forestry Management Branch. The size, type, and location of all vegetation shall be as approved by the Urban Forestry Branch of DPWES.
8. The barrier requirement shall be waived along all lot lines.
9. The limits of clearing and grading shall be no greater than as shown on the special permit plat and shall be strictly adhered to. A grading plan which establishes the limits of clearing and grading necessary to construct the improvements shall be submitted to DPWES, including the Urban Forestry Branch, for review and approval. The extent of clearing and grading of construction shall be the minimum amount feasible as determined by DPWES. Prior to any land disturbing activities, a pre-construction conference shall be held between DPWES, including the Urban Forestry Branch, and representatives of

the applicant to include the construction site superintendent responsible for the on-site construction activities. The purpose of this meeting shall be to discuss and clarify the limits of clearing and grading, areas of tree preservation, and the erosion and sedimentation control plan to be implemented during construction. In no event shall any area on the site be left denuded for a period longer than 14 days except for that portion of the site in which work will be continuous beyond 14 days. A silt fence will be installed (and inspected after rain events and properly maintained during construction) south of the septic field to intercept and detain sediments from leaving the area of disturbance or being transported to adjacent properties. All of the site outside the limits of clearing and grading shall remain as perpetually undisturbed open space and /or existing utility easements and if any feature such as the SWM pond is eliminated or reduced in size, the area of that feature shall become part of the perpetually undisturbed open space.

10. All areas within the Environmental Quality Corridor (EQC) shall remain as undisturbed open space. The construction of any structures or fences shall be prohibited. The undisturbed open space shall be maintained by hand, as needed only to remove dead and dying vegetation, and there shall be no fertilizing or mowing of weeds or grass.
11. At the time of site plan submission, revision, or grading plan submission, whichever occurs first, a tree preservation plan shall be provided for review and approval by the Urban Forestry Branch. The tree preservation plan shall include a tree survey which describes the location, species, size, accurate dripline, and condition of all trees 20 inches in diameter and greater 25 feet on either side of the limits of clearing and grading. The condition analysis shall be prepared by a certified arborist using the eighth edition of "The Guide for Plant Appraisal." Specific tree preservation activities shall be reflected in the tree preservation plans, including methods to be implemented to ensure preservation. The plan shall be developed with the intention of maintaining the existing vegetation within the tree save area depicted outside the limits of clearing and grading as shown on the special permit in undisturbed open space. The undisturbed open space shall be maintained by hand as needed to remove only undesirable vegetation such as brambles and vines, and there shall be no fertilizing or mowing of weeds or grass within the open space areas. Tree preservation shall be implemented pursuant to the study as approved by the Urban Forestry Branch.
12. Parking lot landscaping shall be provided in accordance with the Public Facilities Manual as determined by the DPWES. Foundation plantings around the church building shall be provided for the purpose of softening the visual impact of the buildings and blend the development in with the adjacent residential subdivision. The type, size and location of these plantings shall be approved by the Urban Forestry Branch and shall depict a combination of flowering and evergreen

shrubs and ornamental tree plantings along the perimeters of the parking areas and building foundation landscaping plantings with particular emphasis along the northern lot line.

13. Stormwater Management/ Best Management Practices shall be provided in accordance with the Chesapeake Bay Preservation Ordinance and the Public Facilities Manual standards for developments in the Water Supply Protection Overlay District as approved by DPWES. If SWM or BMP's are waived or reduced in size, the area(s) presently depicted on the special permit amendment plat for the ponds shall become part of the undisturbed open space on site.
14. No less than 47.5 % of the application property shall be preserved as perpetually undisturbed open space as approved by DPWES and as shown on the special permit plat. All of the site outside the limits of clearing and grading shall remain as perpetually undisturbed open space and/or existing utility easements.
15. Any proposed lighting of the parking areas shall be in accordance with the following:
 - The combined height of the light standards and fixture shall not exceed 12 feet and shall be full cut-off lights.
 - The lights shall be of a design, which focuses the light directly onto the subject property.
 - Shields shall be installed, if necessary, to prevent the light from projecting beyond the facility.
 - The lights shall be controlled with an automatic shut-off device, and shall be turned off when the site is not in use.
 - There shall be no up-lighting of any of the proposed buildings, to exclude the main entrance. Except for necessary low level security lighting, site and building lighting shall be turned off by 10:30 p.m.
16. The use of loudspeakers, music amplification systems, or bull horns shall not be permitted outside the building.
17. All signs on the property shall be provided in accordance with the requirements of Article 12, Signs, of the Zoning Ordinance. If lighting is permitted for the sign, it shall only be as backlighting.
18. Development of the property may be phased. At such time as a minimum of 750 seats are available within the sanctuary, or prior to construction of 750 seats, if

deemed necessary by the congregation, the services of an off-duty police officer shall be retained to direct traffic onto Braddock Road at the conclusion of any Sunday Morning Services. The police officer shall be located at the main entrance to facilitate left hand turns at the median break.

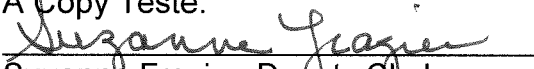
19. In the event that additional parking is needed for special events, an offsite parking location shall be utilized and parishioners shuttled to the property to ensure that parking will not occur on Braddock Road or neighboring residential streets.
20. The building's roof drainage system (i.e., gutters, drains, laterals) for the rear portion of the building will be designed to exceed the standards of the applicable building code by approximately 70% to accommodate larger storm events and directed away from the adjacent residential properties to a suitable outfall as determined by DPWES.
21. The proposed connecting trail to lot 56-4 ((1)) 31, shown on the SPA plat, shall only be constructed upon approval of a site plan or grading plan for the adjacent property. Any Resource Protection Area waivers shall be obtained prior to the construction of the trail, as determined by DPWES. Trails installed shall be field located to minimize impacts to existing trees in the area shown to be protected on the SPA plat. Should a trail be constructed, it shall be made of wood or other natural materials. Installation shall be done in a manner that minimizes disturbance.
22. The applicant shall commit to incorporating the green building strategies included as Attachment 2 in the construction of the proposed building.

This approval, contingent upon the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards.

Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, 30 months after the date of approval unless construction has commenced and has been diligently prosecuted. The Board of Zoning Appeals may grant additional time to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

Ms. Theodore seconded the motion, which carried by a vote of 7-0.

A Copy Teste:


Suzanne Frazier, Deputy Clerk
Board of Zoning Appeals